



Senate Bill No. 1157

Public Act No. 13-87

AN ACT REQUIRING THE INCLUSION OF THE GRANTEE'S MAILING ADDRESS IN A DOCUMENT CONVEYING LAND.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Section 47-5 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2013*):

(a) All conveyances of land shall be: (1) In writing; (2) if the grantor is a natural person, subscribed, with or without a seal, by the grantor with his own hand or with his mark with his name annexed to it or by his attorney authorized for that purpose by a power executed, acknowledged and witnessed in the manner provided for conveyances or, if the grantor is a corporation, limited liability company or partnership, subscribed by a duly authorized person; (3) acknowledged by the grantor, his attorney or such duly authorized person (A) to be his free act and deed, or (B) in any manner permitted under chapter 6 or chapter 8; and (4) attested to by two witnesses with their own hands.

(b) A document conveying land shall also include the current mailing address of the grantee.

[(b)] (c) In addition to the requirements of subsection (a) of this section, the execution of a deed or other conveyance of real property

Senate Bill No. 1157

pursuant to a power of attorney shall be deemed sufficient if done in substantially the following form:

Name of Owner of Record

By: (Signature of Attorney-in-Fact) L.S.

Name of Signatory

His/Her Attorney-in-Fact

[(c)] (d) Nothing in subsection [(b)] (c) of this section precludes the use of any other legal form of execution of deed or other conveyance of real property.

Sec. 2. Subsection (b) of section 47-36aa of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2013*):

(b) Insubstantial defects. Any deed, mortgage, lease, power of attorney, release, assignment or other instrument made for the purpose of conveying, leasing, mortgaging or affecting any interest in real property in this state recorded after January 1, 1997, which instrument contains any one or more of the following defects or omissions is as valid as if it had been executed without the defect or omission:

(1) The instrument contains an incorrect statement of the date of execution or omits the date of execution;

(2) The instrument contains an execution date or other date that is later than the date of recording;

(3) The instrument transfers an interest in land by reference to a filed map or subdivision plan and the map or plan does not comply as to preparation, form, certification, approval or filing with any requirement of any special or general law, municipal ordinance or

Senate Bill No. 1157

regulation;

(4) The instrument conveys an interest in a lot or parcel of land in a subdivision that was not submitted for approval or that was submitted for approval but was not approved;

(5) The record does not disclose the date of recording;

(6) The instrument does not disclose any statutorily required signature of the town clerk;

(7) The instrument does not contain a statement of consideration;

(8) The instrument fails to state the town and state in which the real property described in the instrument is located;

(9) The instrument fails to state the current mailing address of the grantee;

[(9)] (10) In the case of a conveyance by a corporation, limited liability company, partnership, limited partnership or limited liability partnership, or by any other entity authorized to hold and convey title to real property within this state, the instrument designates such entity as the grantor but fails to disclose the authority of the individual who executes and acknowledges the instrument;

[(10)] (11) In the case of a committee deed, the judge's approval of the sale incorrectly states or fails to state the date of approval of the sale.

Approved June 6, 2013